

POSTED NOTICE

DATE 5-28-15 TIME 11:20 A.M.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

LECTON J. JONES
JONES COUNTY CLERK, JONES CO., TX

BY: Tishu Balala

DEED OF TRUST INFORMATION:

Date: 02/07/2012
Grantor(s): JUSTIN B MURPHY A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR ENVOY MORTGAGE, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$129,725.00
Recording Information: Book 349 Page 665 Instrument 120470
Property County: Jones
Property:

BEING 34.801 ACRES OUT OF A 50.469 ACRE TRACT, DESCRIBED IN DEED TO ROBERT B. ROWLAND DATED MAY 18, 1992, OF RECORD IN VOLUME 19, PAGE 118, OFFICIAL PUBLIC RECORDS OF JONES COUNTY, TEXAS, OUT OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 M. E. P. AND P.R.R. COMPANY LANDS, JONES COUNTY, TEXAS AND SAID 34.801 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT, ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 277, FOR THE SOUTHWEST CORNER OF A 74.46 ACRE TRACT, DESCRIBED IN DEED TO CHARLES FRANCIS WRIGHT DATED DECEMBER 1972, OF RECORD IN VOLUME 575, PAGE 812, DEED RECORDS OF JONES COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID 50.469 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S89 DEG. 55'26"E, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 1521.46' TO A FOUND CONCRETE MONUMENT FOR THE COMMON CORNER OF THE NORTHWEST 1/4, THE NORTHEAST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 1, THE SOUTHWEST CORNER OF SAID WRIGHT TRACT, THE NORTHWEST CORNER OF A 156.75 ACRE TRACT, DESCRIBED IN DEED TO DONALD R GEE DATED SEPTEMBER 9, 1991, OF RECORD IN VOLUME 10, PAGE 410, OFFICIAL PUBLIC RECORDS OF JONES COUNTY, THE NORTHEAST CORNER OF SAID 50.469 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, ALONG THE WEST LINE OF SAID GEE TRACT AND THE EAST LINE OF SAID 50.469 ACRE TRACT, A DISTANCE OF 1265.6' TO A FOUND 1/2" REBAR, SAID REBAR BEING 6.5' WEST OF A NORTH AND SOUTH FENCE AND 1' SOUTH OF A EAST AND WEST FENCE, FOR THE NORTHEAST CORNER OF A 5.047 ACRE TRACT, DESCRIBED IN DEED TO WAYNE SMITH ET UX DATED SEPTEMBER 17, 1998, OF RECORD IN VOLUME 114, PAGE 863, OFFICIAL PUBLIC RECORDS OF JONES COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S89 DEG. 29'41"W, GENERALLY ALONG THE MEANDERS OF A FENCE LINE ON THE NORTH LINE OF SAID SMITH TRACT, A DISTANCE OF 863.63' TO A FOUND 1/2" REBAR, ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 277, FOR THE NORTHWEST CORNER OF SAID SMITH TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N27 DEG. 17'17"W, ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 277, A DISTANCE OF 1434.93' TO THE POINT OF BEGINNING AND CONTAINING 34.801 ACRES MORE OR LESS.

Reported Address: 4542 US HIGHWAY 277 SOUTH, ANSON, TX 79501

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of July, 2015
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Jones County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Jones County Commissioner's Court.

Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Terry Browder, Laura Browder, Marsha Monroe, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

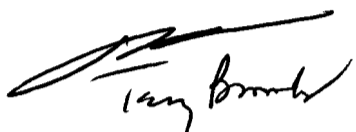
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Terry Browder, Laura Browder, Marsha Monroe, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Terry Browder". The signature is written in a cursive style with a long, sweeping horizontal line above the name.